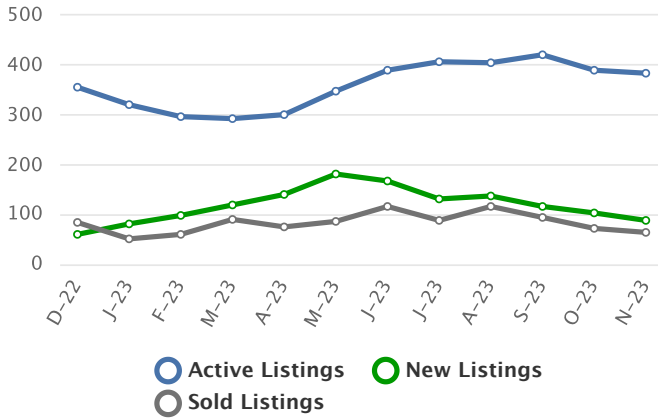


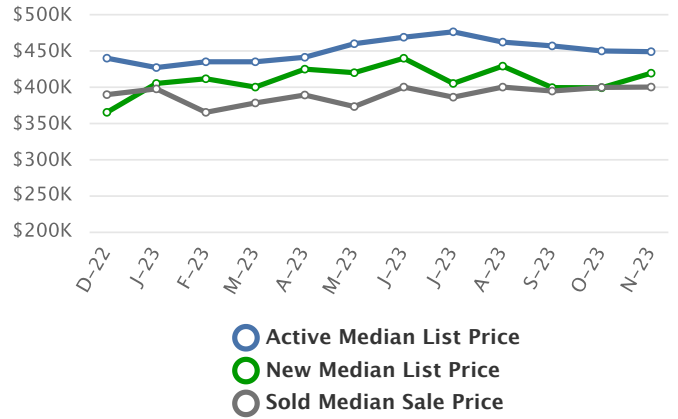
Market Summary

Josephine Residential, November 2023

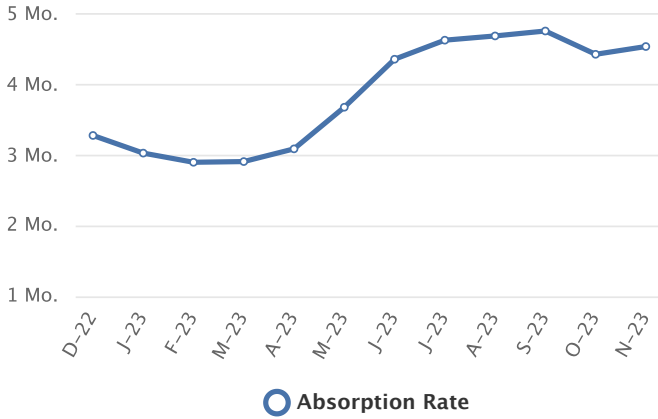
Number of Listings



Listing Prices



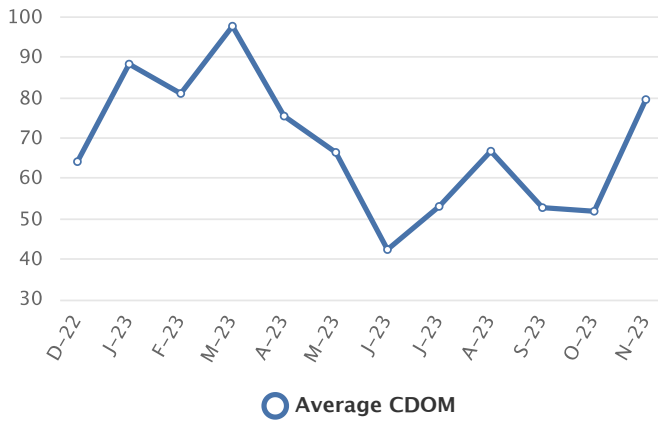
Absorption Rate, in Months



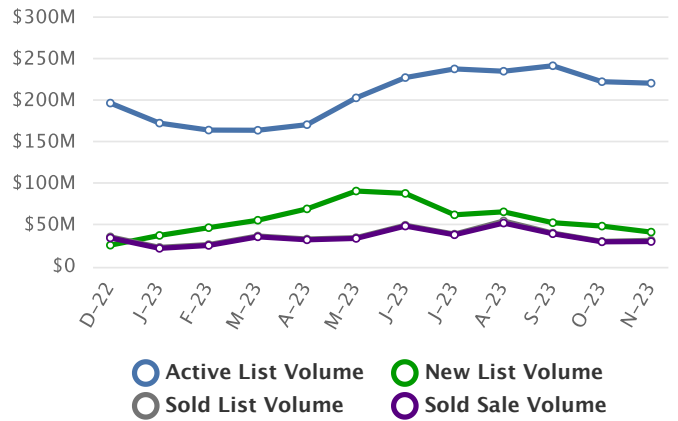
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Nov-23	Nov-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	4.54	3.65	24.38	3.91	3.14	24.52
Average List Price	\$576,373	\$543,246	6.10	\$497,884	\$498,792	-0.18
Median List Price	\$449,000	\$449,000	0.00	\$419,700	\$425,000	-1.25
Average Sale Price	\$474,082	\$455,317	4.12	\$427,922	\$447,677	-4.41
Median Sale Price	\$400,000	\$400,250	-0.06	\$387,000	\$401,000	-3.49
Average CDOM	79	62	27.42	66	43	53.49
Median CDOM	46	41	12.20	31	20	55.00

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	1	3	-66.7
100,000-149,999	0	1	-100.0	16	13	23.1
150,000-199,999	2	1	100.0	30	25	20.0
200,000-249,999	6	4	50.0	53	43	23.3
250,000-299,999	5	5	0.0	91	96	-5.2
300,000-349,999	10	17	-41.2	120	177	-32.2
350,000-399,999	8	11	-27.3	179	208	-13.9
400,000-449,999	10	8	25.0	130	172	-24.4
450,000-499,999	4	7	-42.9	71	106	-33.0
500,000-549,999	3	6	-50.0	61	82	-25.6
550,000-599,999	0	4	-100.0	35	74	-52.7
600,000-649,999	7	3	133.3	36	44	-18.2
650,000-699,999	3	4	-25.0	25	42	-40.5
700,000-749,999	2	2	0.0	14	17	-17.6
750,000-799,999	0	3	-100.0	8	20	-60.0
800,000-849,999	0	0	0.0	6	18	-66.7
850,000-899,999	2	1	100.0	9	10	-10.0
900,000-949,999	0	1	-100.0	5	7	-28.6
950,000-999,999	0	0	0.0	7	5	40.0
1,000,000-1,099,999	0	1	-100.0	1	3	-66.7

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	1	0	N/A
100,000-149,999	0	0	0.0	8	7	14.3
150,000-199,999	2	1	100.0	35	25	40.0
200,000-249,999	8	1	700.0	53	43	23.3
250,000-299,999	7	7	0.0	94	105	-10.5
300,000-349,999	7	15	-53.3	121	158	-23.4
350,000-399,999	14	14	0.0	195	233	-16.3
400,000-449,999	10	12	-16.7	123	157	-21.7
450,000-499,999	5	6	-16.7	86	113	-23.9
500,000-549,999	2	8	-75.0	53	71	-25.4
550,000-599,999	3	3	0.0	49	85	-42.4
600,000-649,999	1	3	-66.7	29	38	-23.7
650,000-699,999	1	1	0.0	36	37	-2.7
700,000-749,999	1	1	0.0	13	14	-7.1
750,000-799,999	3	0	N/A	17	20	-15.0
800,000-849,999	0	0	0.0	6	14	-57.1
850,000-899,999	0	2	-100.0	8	13	-38.5
900,000-949,999	1	0	N/A	3	6	-50.0
950,000-999,999	0	0	0.0	10	5	100.0
1,000,000-1,099,999	1	0	N/A	3	2	50.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	1	1	0.0	9	6	50.0
1,200,000-1,299,999	0	0	0.0	1	6	-83.3
1,300,000-1,399,999	0	0	0.0	1	2	-50.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	1	2	-50.0
1,600,000-1,699,999	0	0	0.0	0	2	-100.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	1	0	N/A
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	1	0	N/A	1	0	N/A
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	64	80	-20.0	912	1183	-22.9

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	1	0	N/A	4	2	100.0
1,200,000-1,299,999	0	1	-100.0	5	8	-37.5
1,300,000-1,399,999	1	0	N/A	1	5	-80.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	2	0	N/A
1,600,000-1,699,999	0	0	0.0	0	1	-100.0
1,700,000-1,799,999	0	0	0.0	1	2	-50.0
1,800,000-1,899,999	0	0	0.0	1	1	0.0
1,900,000-1,999,999	0	0	0.0	1	0	N/A
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	1	0	N/A
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	68	75	-9.3	959	1166	-17.8

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	2	1	100.0
100,000-149,999	3	1	200.0	13	9	44.4
150,000-199,999	12	15	-20.0	59	50	18.0
200,000-249,999	22	14	57.1	86	68	26.5
250,000-299,999	27	36	-25.0	147	168	-12.5
300,000-349,999	35	31	12.9	194	211	-8.1
350,000-399,999	58	74	-21.6	287	351	-18.2
400,000-449,999	35	39	-10.3	193	225	-14.2
450,000-499,999	39	45	-13.3	160	197	-18.8
500,000-549,999	19	30	-36.7	101	122	-17.2
550,000-599,999	23	29	-20.7	97	150	-35.3
600,000-649,999	11	11	0.0	53	65	-18.5
650,000-699,999	14	13	7.7	60	67	-10.4
700,000-749,999	9	13	-30.8	31	38	-18.4
750,000-799,999	12	12	0.0	47	40	17.5
800,000-849,999	6	6	0.0	18	31	-41.9
850,000-899,999	9	8	12.5	22	25	-12.0
900,000-949,999	2	0	N/A	8	8	0.0
950,000-999,999	11	5	120.0	26	18	44.4
1,000,000-1,099,999	2	6	-66.7	9	10	-10.0
1,100,000-1,199,999	9	2	350.0	15	10	50.0
1,200,000-1,299,999	9	2	350.0	22	17	29.4
1,300,000-1,399,999	3	2	50.0	4	14	-71.4
1,400,000-1,499,999	1	1	0.0	4	4	0.0
1,500,000-1,599,999	1	2	-50.0	3	5	-40.0
1,600,000-1,699,999	1	1	0.0	4	4	0.0
1,700,000-1,799,999	0	3	-100.0	3	5	-40.0
1,800,000-1,899,999	1	1	0.0	2	3	-33.3
1,900,000-1,999,999	1	0	N/A	2	2	0.0
2,000,000-2,249,999	1	1	0.0	4	2	100.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	2	1	100.0
100,000-149,999	0	1	-100.0	12	8	50.0
150,000-199,999	5	1	400.0	45	39	15.4
200,000-249,999	7	5	40.0	68	59	15.3
250,000-299,999	6	8	-25.0	120	147	-18.4
300,000-349,999	11	10	10.0	165	191	-13.6
350,000-399,999	11	19	-42.1	231	309	-25.2
400,000-449,999	16	11	45.5	159	209	-23.9
450,000-499,999	4	5	-20.0	128	174	-26.4
500,000-549,999	3	4	-25.0	80	115	-30.4
550,000-599,999	10	3	233.3	78	127	-38.6
600,000-649,999	0	2	-100.0	45	58	-22.4
650,000-699,999	2	1	100.0	53	54	-1.9
700,000-749,999	0	3	-100.0	22	35	-37.1
750,000-799,999	5	0	N/A	36	34	5.9
800,000-849,999	2	1	100.0	12	20	-40.0
850,000-899,999	2	0	N/A	18	19	-5.3
900,000-949,999	0	0	0.0	8	7	14.3
950,000-999,999	1	0	N/A	21	14	50.0
1,000,000-1,099,999	0	1	-100.0	5	6	-16.7
1,100,000-1,199,999	1	1	0.0	14	8	75.0
1,200,000-1,299,999	1	1	0.0	20	13	53.8
1,300,000-1,399,999	0	0	0.0	3	11	-72.7
1,400,000-1,499,999	0	1	-100.0	2	3	-33.3
1,500,000-1,599,999	0	0	0.0	1	3	-66.7
1,600,000-1,699,999	1	0	N/A	3	2	50.0
1,700,000-1,799,999	0	1	-100.0	1	5	-80.0
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	0	0.0	2	2	0.0
2,000,000-2,249,999	0	0	0.0	4	2	100.0

Active Listings

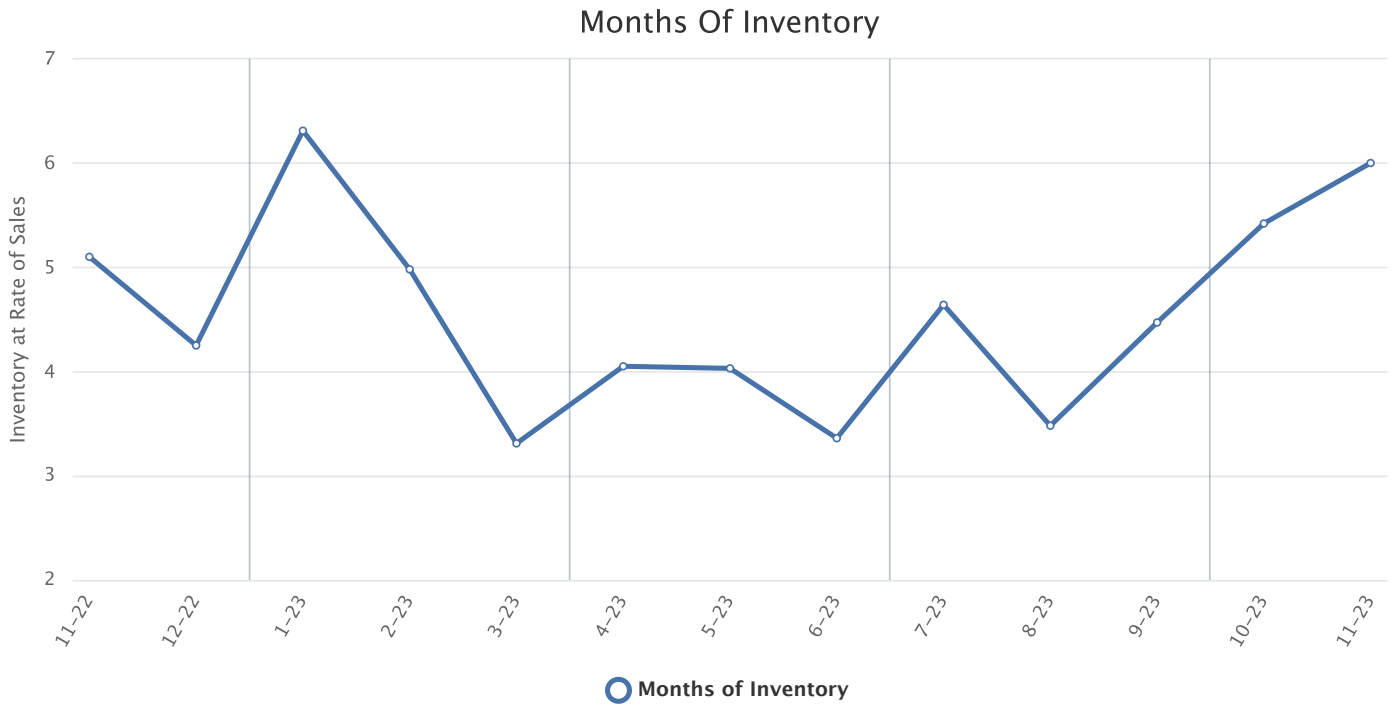
	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	1	1	0.0	1	1	0.0
2,500,000-2,749,999	2	0	N/A	2	2	0.0
2,750,000-2,999,999	1	0	N/A	2	0	N/A
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	1	-100.0	1	1	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	1	1	0.0	1	1	0.0
4,250,000-4,499,999	1	1	0.0	1	1	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	383	407	-5.9	1684	1926	-12.6

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	0	0	0.0	0	1	-100.0
2,500,000-2,749,999	0	1	-100.0	1	2	-50.0
2,750,000-2,999,999	0	0	0.0	2	0	N/A
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	1	-100.0	0	1	-100.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	1	-100.0
4,250,000-4,499,999	0	0	0.0	0	1	-100.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	88	81	8.6	1361	1683	-19.1

Market Trends for Nov 2022 - Nov 2023

Filters: Property type Residential; Property Sub Type of 'Condominium', 'Manufactured On Land', 'Single Family Residence', 'Townhouse'; County of 'Josephine'.



	Months Inventory
Nov - 2023	6.00
Oct - 2023	5.42
Sep - 2023	4.47
Aug - 2023	3.48
Jul - 2023	4.64
Jun - 2023	3.36
May - 2023	4.03
Apr - 2023	4.05
Mar - 2023	3.31
Feb - 2023	4.98
Jan - 2023	6.31
Dec - 2022	4.25
Nov - 2022	5.10

Keybox Activity Report

Note: Keybox activity splits approximately 75% Jackson County, 25% Josephine County.

Keybox Accesses	Nov 22	Nov 23	Change
	5032	5360	6.5%

